

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 21, 2005  
(Approved October 6, 2005)

The Planning Commission held their monthly meeting on Wednesday, September 21, 2005. Present for the meeting were Harold Kulp, Roy Kolb, Constance Megay, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

No citizen comments.

**1. MINUTES**

Mr. Woessner moved to approve the August 17, 2005 monthly meeting minutes as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

Mrs. Megay moved to approve the September 1, 2005 workshop meeting minutes as presented. Mr. Woessner seconded the motion. The motion carried unanimously.

Mr. Woessner moved to accept the agenda of September 21, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

**2. COVENTRY BUSINESS PARK**

Mr. Marvin Colona was present. The Planning Commission recommended Mr. Colona resolve the traffic issues surrounding Coventry Business Park. Mr. Colona noted he will be meeting with PennDot shortly.

**3. IVYWOOD ESTATES**

Mr. Dave Brewer of T.H. Properties was present.

Mrs. Megay moved to recommend waiver from Section 604.2 of the Subdivision and Land Development Ordinance to allow the lot frontage of Lots 6, 7 and 8 be 79.5', 87' and 88' respectively and lot frontages provided by the applicant will meet 2004 Subdivision and Land Development requirements. Mr. Woessner seconded the motion. Mr. Kolb abstained due to family interest in subject property. The motion carried.

Mr. Woessner moved to recommend waiver from Section 105.7 of the Subdivision and Land Development Ordinance to allow a separation distance of less than 100' for the driveways on Lots 1 and 58 since they meet the requirements of the 2004 Driveway Ordinance. Mrs. Megay seconded the motion. Mr. Kolb abstained due to family interest in subject property. The motion carried.

Waiver request from Section 712.A(2) of the Subdivision and Land Development Ordinance was tabled and the applicant will attempt to adjust the driveways.

Mrs. Megay moved to recommend waiver from Section 604.4 of the Subdivision and Land Development Ordinance to allow the depths of Lots 68 and 69 to be more than 3 times their respective widths. Lots 68 is approximately 343' deep and 100' wide, and Lot 69 is approximately 338' deep and 100' wide. Mr. Woessner seconded the motion. Mr. Kolb abstained due to family interest in subject property. The motion carried.

Mr. Woessner moved to recommend waiver from Section 703.3 of the Subdivision and Land Development Ordinance to allow streetlights to be placed at community intersections only. Mr. Kulp seconded the motion. Mr. Kolb abstained due to family interest in subject property. The motion carried.

Waiver request from Section 705.1.A(2) of the Subdivision and Land Development Ordinance was tabled and the applicant will resubmit the waiver request to include a 6' graded shoulder.

Mr. Woessner moved to recommend waiver from Section 706.6 of the Subdivision and Land Development Ordinance to allow the separation distance from the Road 'C' intersection with East Cedarville Road to be approximately 700' to Sanatoga Road to the east and 900' to Buckwalter Road to the west. Mrs. Megay seconded the motion. Mr. Kolb abstained due to family interest in subject property. The motion carried.

Mr. Glen Siegele of 2510 East Cedarville Road and Mr. Thomas Smith of Conver and Smith Engineering, Inc. were present. Mr. Smith stated he performed a review of the Ivywood Estates plans and noted concerns of drainage area issues. The issues will be investigated by the applicant.

#### **4. (WINEBERRY ESTATES) MAACK RESIDENTIAL LP**

Mr. William Conver of Conver and Smith Engineering, Inc., Mr. Michael Gambone and counsel for Mr. Gambone were present.

There was a review of Wineberry Estates subdivision and land development sketch plan dated July 25, 2005 in accordance with Traffic Engineer letter dated September 12, 2005, Township Planner letter dated September 7, 2005 and Township Engineer letter dated August 29, 2005

The Planning Commission suggested that the applicant consult with the Historical Commission regarding historic resource issues and the Parks and Recreation Committee regarding open space and walking trails since it appears that there is room for a 1400' trail that could partially be adjacent to the Pigeon Creek

The applicant indicated that Maack Road can be improved such that the mature cherry trees can be preserved and the existing driveway can be vacated and relocated to the new development road.

The Township Engineer stated that according to the Traffic Engineer's letter, a traffic study would be required for this project.

**5. SHARP SUBDIVISION**

Mr. and Mrs. Sharp and Mr. James Tipitza, counsel for the applicant, were present.

There was a review of the Sharp subdivision and land development preliminary plan last revised July 27, 2005 in accordance with Traffic Engineer letter dated September 12, 2005, Township Engineer letter dated August 22, 2005 and Township Planner letter dated August 31, 2005.

The applicant is to submit a waiver request letter in accordance with Township Engineer letter dated August 18, 2005.

**6. THE ENCLAVE AT ELLIS WOODS**

Mr. and Mrs. Tim Manley were present. There was a review of The Enclave at Ellis Woods subdivision and land development sketch plan dated August 5, 2005 in accordance with Traffic Engineer letter dated September 12, 2005, Township Planner letter dated August 30, 2005 and Township Engineer letter dated August 23, 2005

The applicant was agreeable to the comments received.

**7. BAUMAN SUBDIVISION**

Mr. Thomas Ludgate of Ludgate Engineering was present. There was a review of the Bauman subdivision and land development sketch plan dated July 28, 2005 in accordance with Traffic Engineer letter dated September 12, 2005, Township Planner letter dated August 26, 2005, and Township Engineer letter dated September 8, 2005.

Mrs. Megay noted that open space issues must be addressed.

**8. WOODCREST ESTATES II**

Mr. Bob Irick, engineer for applicant, and Mr. Andrew Wright of the Nolen Group were present. There was a review of Woodcrest Estates II subdivision and land development sketch plan dated August 3, 2005 in accordance with Traffic Engineer letter dated September 12, 2005, Traffic Planner letter dated August 22, 2005, and Township Engineer letter dated August 18, 2005.

The applicant noted they would offer a fee in lieu of open space. Residents, Steve and Corinna Barzowski, next to the proposed road of the Woodcrest Estates II development had concerns of the road being so close to their residence. Mr. Wright suggested additional buffering.

**9. SHANTZ SUBDIVISION**

Mr. Kolb moved to recommend waiver from Section 304.3.A(16) of the Subdivision and Land Development Ordinance to allow existing features within 200 feet of the site to not be shown and Section 406.7 of the Subdivision and Land Development Ordinance to allow for

no road widening along the entire subdivision frontage. Mr. Kulp seconded the motion. The motion carried unanimously.

**10. YORGEY SUBDIVISION**

Mrs. Megay moved to accept for review the Yorgey preliminary subdivision plans dated August 9, 2005. Mr. Woessner seconded the motion. The motion carried unanimously.

**11. TELVIL HALL**

Mrs. Megay moved to accept for review the Telvil Hall sketch subdivision and land development plans dated May 11, 2005 subject to corrections made to application (i.e., notarization, response to item #15). Mr. Woessner seconded the motion. The motion carried unanimously.

**12. GREEN ACRES**

Mrs. Megay moved to accept for review the Green Acres sketch subdivision plans dated September 12, 2005. Mr. Kolb seconded the motion. The motion carried unanimously.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

A workshop meeting will be held on October 6, 2005 to discuss the Pottstown Metropolitan Regional Comprehensive Plan and the next monthly meeting will be held October 19, 2005.

The Planning Commission requested a ruling on the effective date of the new zoning ordinance.

**ADJOURNMENT**

Mrs. Megay moved to adjourn the monthly meeting at 10:30 p.m. Mr. Kulp seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary